

AFFORDABLE HOUSING TRUST ~ DECEMBER 16, 2021 MEETING MINUTES

Meeting was called to order at 6:09pm. Members present – Ken Coyle, Pamela Howe & Ellen Delany. Mike Kolodziej arrived at 6:15pm. Absent was Jennifer Brady-Sullivan. Also in attendance was Liz Shea, Assistant Town Planner/Grant Writer.

Motion to accept the amended minutes of the 10/26/2021 was made by Ellen & seconded by Pam. Unanimous vote (voted prior to Mike's arrival).

Liz Shea stated the two grants have been received. The first, MA Development, is a services grant of \$25,000. She is currently in negotiations with consultant Judi Barrett for scope of services for Center School. This involves evaluating the site for suitable affordable housing, including parking, landscaping, distance to train etc. Liz noted that it is difficult to age restrict housing. By having this information, it can help with the next step of approaching developers. How this will be done is to be determined at a later date.

The second grant (actually an earmark) is for \$25,000 and has been earmarked from the state budget. Liz stated that Town Manager Scott Lambiase wants a company such as House Doctors, possibly along with Judi Barrett, to study the town-owned property on Gliniewicz Way (across from the Leavitt Terrace senior housing) and provide conceptual plans for senior housing to share with any possible future developers.

Ken questioned the focus on just Center School, when the Trust is looking at the North School as well. The Trust had in the past discussed the possibility of selling North School, with a requirement that the developer build affordable housing there. Profits from that sale could be used for Center School. Liz has not had this discussion with Scott as she was not aware of it. She said that because the buildings are identical, the reports would be similar. Pam suggested looking at North School, which is in worse condition. Liz said that it may be less attractive to developers to do that.

The Trust would work with Scott & possibly Judi for the RFP for Center School. The Trust would determine which direction in which to proceed. Ron Howe, visitor, asked if the feasibility study would take into consideration the area around the school, since Center School is secluded, in zone R-30, and North School is near North Abington Center. Liz pointed out that Center School is near the train, but the Trust would need relief from the Zoning Board of Appeals because of multiple units in an R-30 zone. Murphy Field would be a separate parcel. The MA Development grant lists Center School as being in the TOD district, which it is not. Liz had noted on the grant application that the building was "X" distance from the train station, but did not state it was in the TOD district. Clarification is needed on this.

Regarding Capital Improvement needs, per Liz, this was added to the agenda as suggested by the Collins Center. They are preparing a five year capital plan for the town and wanted all boards etc to be notified. We do not have any capital needs that we know of at this time.

Liz will let us know when the contract with Judi Barrett is completed. She suggested that maybe House Doctors could study North School as well, as this is not part of Judi's housing expertise.

CPA update – Next phase of the application process is due 1/4/2022. Ken will submit the next application. The Trust is asking for \$300,000. Ken will get an account funds status/balance from the CPA.

Future meeting dates – it was decided that the Trust would propose meeting on the second Tuesday of each month, with a review in six months.

Next agenda items – talk to Scott about including North School in the feasibility study. Mike is concerned that the focus is on Center School only. Ken asked Mike if North School is still a consideration for the next fire station. He will confirm but he believes that it is a last resort. A sense of the board was taken and the Trust feels strongly that the North School should be included. It will be discussed further at our next meeting. Ken will let Scott and Liz know of our decision.

Ellen made a motion to adjourn, seconded by Mike. Unanimous vote. Meeting adjourned at 6:47pm.

Respectfully submitted,
Ellen Delany